

# Redevelopment Agency Affordable Housing Program NOFA Update

A Collaboration of the City of San Diego Redevelopment Agency, Southeastern Economic Development Corp., Centre City Development Corp. and the San Diego Housing Commission

	Application Received	Agency Approval	Application Status	Project Proposed	Area	Developer	Total/Afford. Units	Subsidy Requested	Subsidy/ Aff. unit	Subsidy/ Aff. bdrm	Probable Funding Source	Tax Credits	Construction/ Review Update
1	7/2/2003	12/9/2003	APPROVED FY04	<b>Lillian Place</b> 45 very low,14 low and 15 moderate-income family rental units; learning center; rehab. historic structure w/exhibit; tot lot; garden area; and paseo. 147 bedrooms. Total project cost: \$18.2 million.	Downtown	Wakeland Housing and Development Corporation	74/74	\$7.29 million	\$98,514	\$49,592	\$5.45 million Horton Plaza bonds \$1.84 million Centre City funding	received <b>9%</b> 1st round 2004	Demolition begun 11/9/04. Under construction 12/04. Est. completion 7/06.
2	4/1/2003	1/27/2004	APPROVED FY04	<b>Talmadge Senior Village</b> 90 very low-income senior units; 1 manager unit; senior center; retail; 91 underground parking spaces. 92 bedrooms. Total project cost: \$15.7 million.	City Heights	Southern California Housing Development Corp.	91/90	\$5.29 million	\$58,778	\$57,500	\$1.7 mil. City Heights bonds, \$1.5 mil. Horton Plaza bonds, \$2.09 mil. Centre City low/mod TI, bonds	received <b>9%</b> 1st round 2004	Groundbreaking 10/28/04. Under construction.
3	6/2/2003	3/30/2004	APPROVED FY04	<b>Harbor View Project</b> 379 beds/97 extremely low-income units - transitional. 98 bedrooms/379 beds. Total project cost: \$22.2 million.	Bankers Hill	San Diego Rescue Mission	97/97	\$2 million	\$20,619	\$20,408	Horton Plaza bonds	n/a	Completed. Occupancy date 8/11/04
4	9/5/2003	7/13/2004	APPROVED FY05	<b>94 &amp; Euclid Residential Area</b> 120 low-income family rental units, 50 market-rate single-family for-sale units.	Southeastern San Diego	Barone Galasso and Assoc., Inc & Carter Reese & Assoc.	170/120	\$4 million (for land purchase)	\$33,333 (land purchase only)	n/a	Centre City funding	n/a	Majority of site assembled. Negotiations for the remainder in process
5	10/13/2003	9/14/2004	APPROVED FY05	<b>Villaggio</b> 33 moderate-income/131 market rate for-sale units. 48 affordable bedrooms. Total project cost: \$55.9 million (plus \$8.9 million land costs).	Downtown	Oak Shelter Systems, LLC	164/33	Agency = \$5.9 million of which NOFA = \$3.6 million	Agency subsidy/unit = \$178,788	\$122,917	Centre City funding	n/a	Pre-development underway (acquisition, relocation, permits).
6	1/26/2004	3/15/2005	APPROVED FY05	<b>Gateway Family Apartments I</b> 31 very low and 11 low-income family rental units (2 & 3 br). 110 bedrooms. Total project cost: \$13.92 million	Barrio Logan	Simpson Housing Solutions, LLC	42/42	\$3.63 million	\$86,429	\$33,000	Centre City funding	applied for 9% 1st round 2005	Applying for tax credits.
7	6/18/2004	5/3/2005	APPROVED FY05	<b>City Heights Square</b> 150 very low income senior rental units. 150 bedrooms. Total project cost: \$26.98 million	City Heights	Chelsea Service Corp./Senior Comm. Centers	151/150	\$7.1 million	\$47,333	\$47,333	Centre City funding	to apply for 9% 2005	Recommended by ELC 1/05. Expected at Agency 5/05
APPROVED SUBTOTAL							606 aff. units	\$32.91 million	\$54,307				

1	5/27/2003	N/A	UNDER REVIEW	<b>Logan Avenue Demonstration Project</b> 152 very low-income family rental units, 3 manager units.	Barrio Logan	Community Housing Works & Urban Innovations	155/152	\$7.03 million	\$46,250	.....	Centre City funding	to apply for 9%	Expected to return to CRT
2	12/31/2003	N/A	UNDER REVIEW	<b>2525 Second Avenue</b> 67 moderate-income/58 market-rate for-sale condos.	Uptown	J. Peter Block Companies	125/67	\$7.5 million	\$111,940	.....	Centre City funding	n/a	In redesign
3	6/2/2004	N/A	UNDER REVIEW	<b>Auburn Park (52nd &amp; University Ave.)</b> 53 very low and 14 low-income family rental units, 2 manager units. 122 bedrooms.	City Heights	Affirmed Housing	69/67	\$8.1 million (max)	\$120,896 (max)	\$66,393 (max)	Centre City/City Heights funding	to apply for 9% or 4% 2005	Recommended by CRT 4/05. Expected at ELC 5/05.
4	6/8/2004	N/A	UNDER REVIEW	<b>Gateway Family Apartments II</b> 87 very low and low-income family rental units (2 & 3 br). 234 bedrooms.	Barrio Logan	Simpson Housing Solutions, LLC & United Community	87/87	\$5.6 million	\$64,368	\$23,932	Centre City funding	to apply for 9% 2005	Expected at CRT 2nd quarter 2005
5	6/8/2004	N/A	UNDER REVIEW	<b>Gateway Family Apartments III</b> 119 very low income family rental units (2 & 3 br).	Barrio Logan	Simpson Housing Solutions, LLC & United Community	119/119	\$7.9 million	\$66,387	.....	Centre City funding		In redesign
6	6/30/2004	N/A	UNDER REVIEW	<b>Lafayette Hotel and Residences</b> 229 market-rate for-sale, 42 moderate-income for-sale units. 63 affordable bedrooms.	North Park	Hampstead Partners, Inc.	271/42	\$4 million	\$95,238	\$63,492	Centre City/Division funding	n/a	Under negotiation
7	9/17/2004	N/A	UNDER REVIEW	<b>The Boulevard at North Park</b> 153 market-rate and 27 moderate-income small family for-sale units. 42 affordable bedrooms.	North Park	AmProp North Park, LLC	180/27	\$3.90 million	\$145,000	\$93,000	Centre City/Division funding	n/a	Expected at CRT 2nd quarter 2005
8	11/23/2004	N/A	UNDER REVIEW	<b>Boulevard Apartments</b> 24 very low-income supportive housing units. 48 bedrooms.	North Park	S.V.D.P. Management, Inc.	24/24	\$2.4 million	\$100,000	\$50,000	Centre City/Division funding	n/a	Under negotiation
9	3/29/2005	N/A	UNDER REVIEW	<b>Veterans Village, Phase III</b> 72 low-income rental units. 72 bedrooms.	North Bay	Vietnam Veterans of SD	72/72	\$4 million	\$55,556	\$55,556	Centre City/Division funding	n/a	Under negotiation
10	4/6/2005	N/A	UNDER REVIEW	<b>The Paseo at SD State University</b> 532 student rental units (2 beds = 1 unit). Of which, 133 affordable units (40% very low, 20% low, 40% moderate-income).	College Com.	San Diego State University Foundation	532/133	\$12.8 million	\$96,241	\$48,120	Centre City/Division funding	n/a	Under negotiation
11	4/8/2005	N/A	UNDER REVIEW	<b>Las Americas 1 &amp; II</b> I.) 35 very low and 15 low-income family rental units; II.) 28 very low and 14 low-income family rental units. 232 affordable bedrooms.	Barrio Logan	AMCAL Multi-Housing, Inc.	92/92	\$7.82 million	\$85,000	\$33,707	Centre City/Division funding	to apply for tax credits, 2006	Under negotiation

UNDER REVIEW SUBTOTAL882 aff. units\$71.05 million

GRAND TOTAL IN 'NOFA'1,488 aff. units\$103.96 million

APPROVED: Project funded by Redevelopment Agency.

UNDER REVIEW: Project's completed 'NOFA' application received; being reviewed by staff.

PENDING AGENCY: Project completed 'NOFA' process; awaiting Agency consideration.

POTENTIAL: Project may submit 'NOFA' application within three months.

Source: City of San Diego Redevelopment Agency5/6/2005